013.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,100 / 903,100
					USE VALUE:	903,100 / 903,100
					ASSESSED:	903,100 / 903,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILDERS ANDREW
Owner 2:	
Owner 3:	
Street 1:	38 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAMPSON CATALDO SANDRA -
Owner 2:	SAMPSON PAUL J & PATRICIA M -
Street 1:	444 NASHUA ROAD
Twn/City:	GROTON
St/Prov:	MA Cntry:
Postal:	01450

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Vinyl Exterior and 2448 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4446.000	455,800	4,600	442,700	903,100
Total Card	0.102	455,800	4,600	442,700	903,100
Total Parcel	0.102	455,800	4,600	442,700	903,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.91 /Parcel: 368.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10856

GIS Ref

GIS Ref

Insp Date 03/24/18

!1330!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	455,800	4600	4,446.	442,700	903,100		Year end	12/23/2021
2021	104	FV	434,600	4600	4,446.	442,700	881,900		Year End Roll	12/10/2020
2020	104	FV	434,800	4600	4,446.	442,700	882,100	882,100	Year End Roll	12/18/2019
2019	104	FV	336,200	4600	4,446.	470,400	811,200	811,200	Year End Roll	1/3/2019
2018	104	FV	336,200	4600	4,446.	343,100	683,900	683,900	Year End Roll	12/20/2017
2017	104	FV	314,800	4600	4,446.	298,800	618,200	618,200	Year End Roll	1/3/2017
2016	104	FV	314,800	4600	4,446.	254,600	574,000	574,000	Year End	1/4/2016
2015	104	FV	279,500	4600	4,446.	249,000	533,100	533,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:51:46

LAST REV

Date	Time
03/27/18	10:57:44
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON CATALDO	1237-113		5/22/2001		490,000	No	No		
	1077-89		1/1/1991		99	No	No		A

USER DEFINED

Prior Id # 1:	10856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/1998	625	Manual	9,600					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2018	Inspected	CC	Chris C
2/23/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	163	PATRIOT
9/2/2001	MLS	HC	Helen Chinal
5/13/2000	Inspected	270	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
8/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4446		Sq. Ft.	Site		0	80.	1.24	1									442,704						442,700	

Total AC/HA:	0.10207	Total SF/SM:	4446	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	442,704	Spl Credit		Total:	442,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07892156
Const Adj.:	0.98000199
Adj $ / SQ:	190.322
Other Features:	94500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660643
Depreciation:	204799
Depreciated Total:	455844

COMMENTS

sfl unit gas heat.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

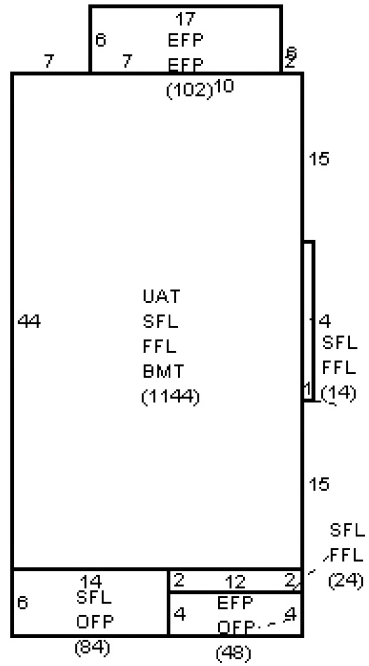
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.32
Special Features:	0	Val/Su Net:	106.95
Final Total:	455800	Val/Su SzAd	186.19

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,266	190.320	240,948
FFL	First Floor	1,182	190.320	224,961
BMT	Basement	1,144	57.100	65,319
UAT	Upper Attic	286	76.130	21,773
EFP	Enclos Porch	252	37.270	9,392
OFP	Open Porch	132	28.420	3,751

Net Sketched Area:	4,262			Total:	566,144
Size Ad	2448	Gross Area	5120	FinArea	2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1931	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600